

# CITY COUNCIL REPORT



MEETING DATE: August 30, 2005

ITEM NO. 14 GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**La Rosa Place - 20-ZN-2004**

## REQUEST

Request:

1. To rezone from Single Family Residential District (R1-7) to Multiple Family Residential District (R-5) on a .8 +/- acre parcel located at 2919 N 75th Place, 7520 E Thomas Road and 2913 N 75th Place.
2. To adopt Ordinance No. 3633 affirming the above rezoning.

## Key Items for Consideration:

- The properties along the east, west and north sides of the site are zoned Multi-family Residential (R-5).
- The rezoning will allow conversion of the three (3) properties from single-family to multi-family use and permit approximately 9-15 town houses.
- No adverse public comment has been received on this project.
- Planning Commission recommends approval, 5-0.

## Related Policies, References:

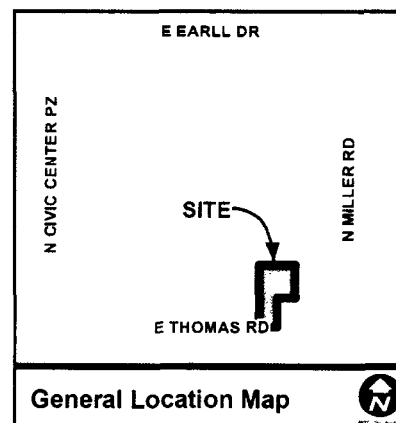
- Case 44-ZN-1965 rezoned the site to R1-7 in 1965.
- Case 63-ZN-1970 rezoned adjoining properties to the southeast and southwest from R1-7 to R-5 in 1970.

## OWNER/APPLICANT CONTACT

Rodney Schnuelle  
602-332-7006

## LOCATION

2919 N 75th Place, 2913 N. 75<sup>th</sup> Place  
and 7520 E. Thomas Road, located at  
the northwest corner of Thomas Road  
and 75<sup>th</sup> Place, west of Miller Road



## BACKGROUND

### Zoning.

The site is currently zoned Single Family Residential (R1-7) District. This zoning district allows for single-family homes on lots of 7,000 square feet or more. The request is to rezone the properties to Multi-family Residential (R-5) District to allow redevelopment of the site for townhouse with densities of approximately 15 dwellings per acre. In addition, the R-5 District also permits individual single-family residences, as permitted uses on lots.

### General Plan.

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes single-family residences on small lots

and medium and high-density residential developments situated within suitable locations. The Urban Neighborhood category supports both the R-5 and the existing R1-7 zoning district.

**Context.**

This subdivision is located along the east side of 75<sup>th</sup> Place at the northeast corner of Thomas Road and 75<sup>th</sup> Place. The surrounding property is,

- To the east is Villa at Belagio Condominium (R-5),
- To the west and north are the Crystal Springs Condominium (R-5).
- Toward the south is a R1-7 residential neighborhood to the south of Thomas Road.

**History.**

The 3 separately owned lots that comprise this application have continued to be used for single family residences until this time, while multi-family residential development has occurred around this property to the east, west and north sides. The lots are an “island” of single-family residential zoned properties, surrounded by multi-family residential zoned lands. When the application was submitted about one year ago, only 2 of the current 3 properties were included in the application. Subsequently, the owner of the 3<sup>rd</sup> or middle lot has agreed to include his property in the rezoning request.

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

The request is to rezone 3 existing residential lots to Multi-family Residential (R-5) District. The rezoning will permit redevelopment of the sites to be used for townhouse development. Each of the lots may be developed with 3 to 5 town homes for a total of approximately 9-15 units, to provide an overall density of 15-18 dwellings per acre. The lots have individual access to 75<sup>th</sup> Place (50 foot wide local residential street) along the west side. No direct access is provided to Thomas Road to the south.

**Key Issues.**

- Proposed townhouses will be 2 and 3 stories and be subject to DRB approval to assure compatibility with adjacent development.
- Individual lots may be developed with townhouses whether individually, or in combination with another lot(s).

**Development information.**

- |                                   |  |
|-----------------------------------|--|
| • <i>Existing Use:</i>            | Single family residential lots   |
| • <i>Buildings/Description:</i>   | Existing homes on 2 lots, 1 lot is vacant, proposed density is 9-15 townhouse units  |
| • <i>Parcel Size:</i>             | 3 lots of 11,978 square feet +/- each for a total of approximately 35,734 square feet (0.82 acres) or 39,700 sq. ft. gross                         |
| • <i>Building Height Allowed:</i> | 36 feet, proposed townhouses will be 2 and 3 stories and have heights of 28 to 36 feet (see Attachment #9 for conceptual site plan and elevations) |

- *Existing Building Height:* 16 feet, more or less

**IMPACT ANALYSIS****Traffic.**

Traffic generation from the site is anticipated to be between 98 and 150 vehicles per day depending on density. All traffic will access the site from 75<sup>th</sup> Place (50 foot wide local residential street) along the west side of the property. 75<sup>th</sup> Place connects with Thomas Road (55 foot wide half street major collector) at the unsignalized, full access intersection, situated about 470 feet west of the Miller- Thomas Road intersection. Traffic from the Crystal Springs condominium project also has access from Thomas Road along 75<sup>th</sup> Place. The developer will provide half street improvements to 75<sup>th</sup> Place including completing pavement width along with curb, gutter and sidewalk construction. Additional traffic added to the street and to the Thomas Road intersection is anticipated to be at acceptable levels and within the traffic capacities of both roads.

**Water/Sewer.**

City sewer and water facilities exist within 75<sup>th</sup> Place, along the frontage of the properties. Sewer and water connections will be provided from the site to the development at the developer's cost and will have no impact on the existing system.

**Fire.**

The Fire Department has reviewed the application and indicates adequate fire protection access is provided to the site.

**Schools District comments/review.**

The Scottsdale Unified School District has been notified of this application. No objections have been expressed regarding this proposal.

**Community Involvement.**

Project Under Consideration signs were posted on the site in June 2004. A notification letter was sent to approximately 200 adjacent property owners regarding an open house about rezoning the site. Ten (10) people attended the meeting, primarily requesting information on the project. A follow-up neighborhood notification mailing was sent on June 25, 2005. No objection has been received on this case.

**Community Impact.**

Adjoining uses contain the same R-5 zoning district proposed on this site. Rezoning and improvements to the site will result in development of an existing vacant lot, and demolition of an older residence with redevelopment for townhouse condominium or apartment uses. 75<sup>th</sup> Place will be upgraded including completing pavement width and curb, gutter and sidewalk construction.

**BOARDS AND  
COMMISSIONS**

**Planning Commission Meeting:**

The Planning Commission considered this case at the July 13, 2005 meeting. No citizen comment cards were submitted and the Planning commission had no questions of the applicant or staff. The Planning Commission recommends approval on consent agenda, 5-0, subject to the attached stipulations.

**STAFF  
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

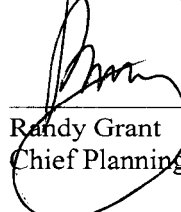
Al Ward, AICP  
Senior Planner  
480-312-7067

E-mail: award@ScottsdaleAZ.gov


Randy Grant  
Chief Planning Officer  
480-312-7995

E-mail: rgrant@ScottsdaleAZ.gov

**APPROVED BY**

  
Randy Grant  
Chief Planning Officer

  
Date

  
Ed Gawf  
Deputy City Manager

  
Date

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Ordinance No. 3633  
Exhibit 1. Stipulations  
Exhibit 2. Zoning Map
5. Additional Information
6. Citizen Involvement
7. City Notification Map
8. July 13, 2005 Planning Commission Minutes
9. Site Plan

# Re-zoning Request

## Parcels for Re-Zoning

Lot #1

Parcel 130-19-001

2919 N. 75<sup>th</sup> Place

Existing use or improvements: Vacant Land. Existing house was removed from site.

Permit #067135

Lot #2

Parcel 130-19-002

2913 N. 75<sup>th</sup> Place

Existing single family house.

Lot #4

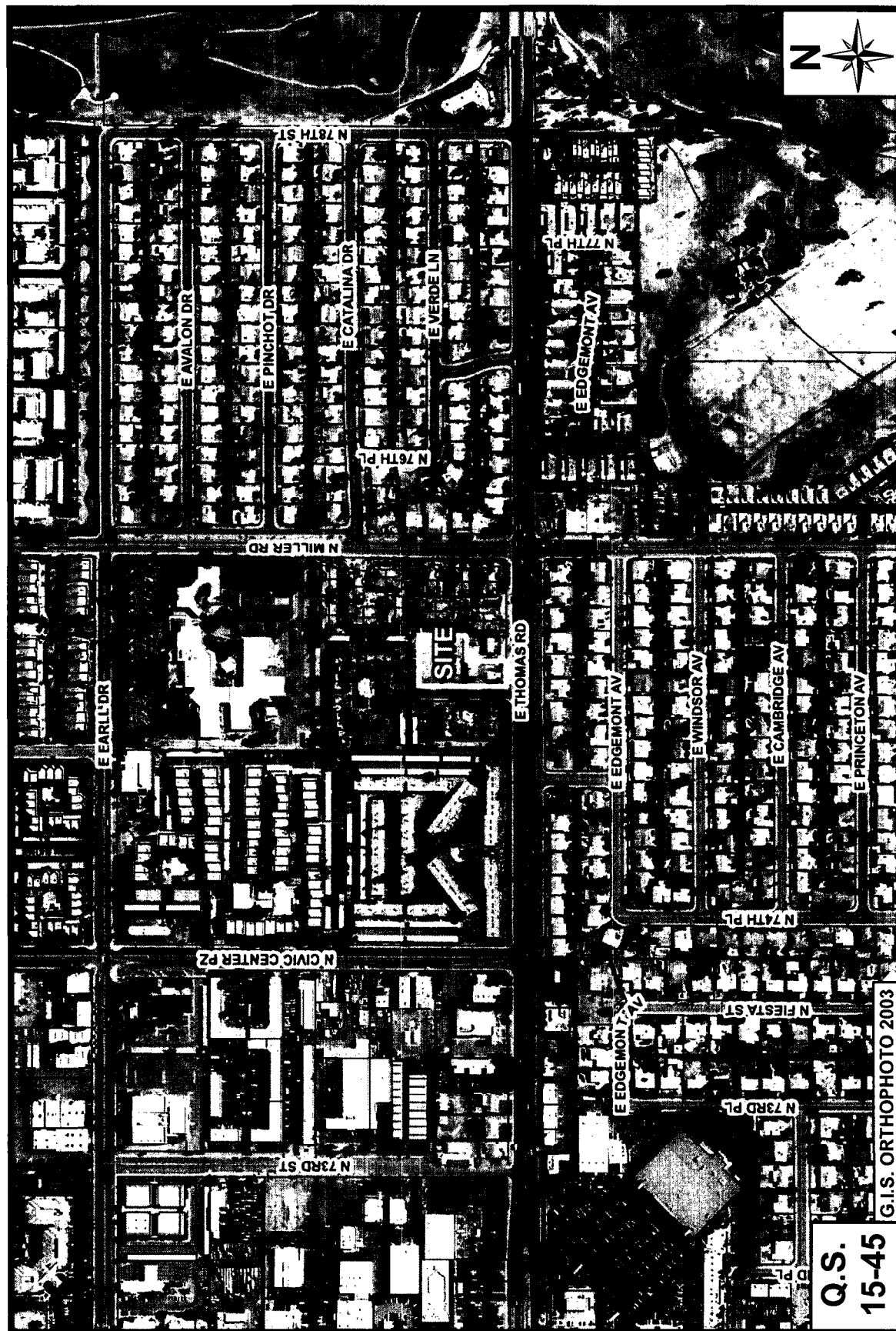
130-19-004

7520 E. Thomas

Existing use or improvements: Existing single family residence.

## Re-Zoning Request

The above parcels owners wish to change from the existing R-1 zoning to multi-family zoning. We are the R-1 parcels surrounded by R-5 zoning and developments. We are currently inconsistent with the adjoining properties and use. We are requesting to be re-zoned to R-5. This R-5 zoning would provide a consistent density development and use similar to the adjacent existing R-5 developments. The adjacent R-5 developments are individually owned or rented residential multi-family units.



**20-ZN-2004**

# Schnuelle / Harper

**ATTACHMENT #2**



Q.S.  
15-45

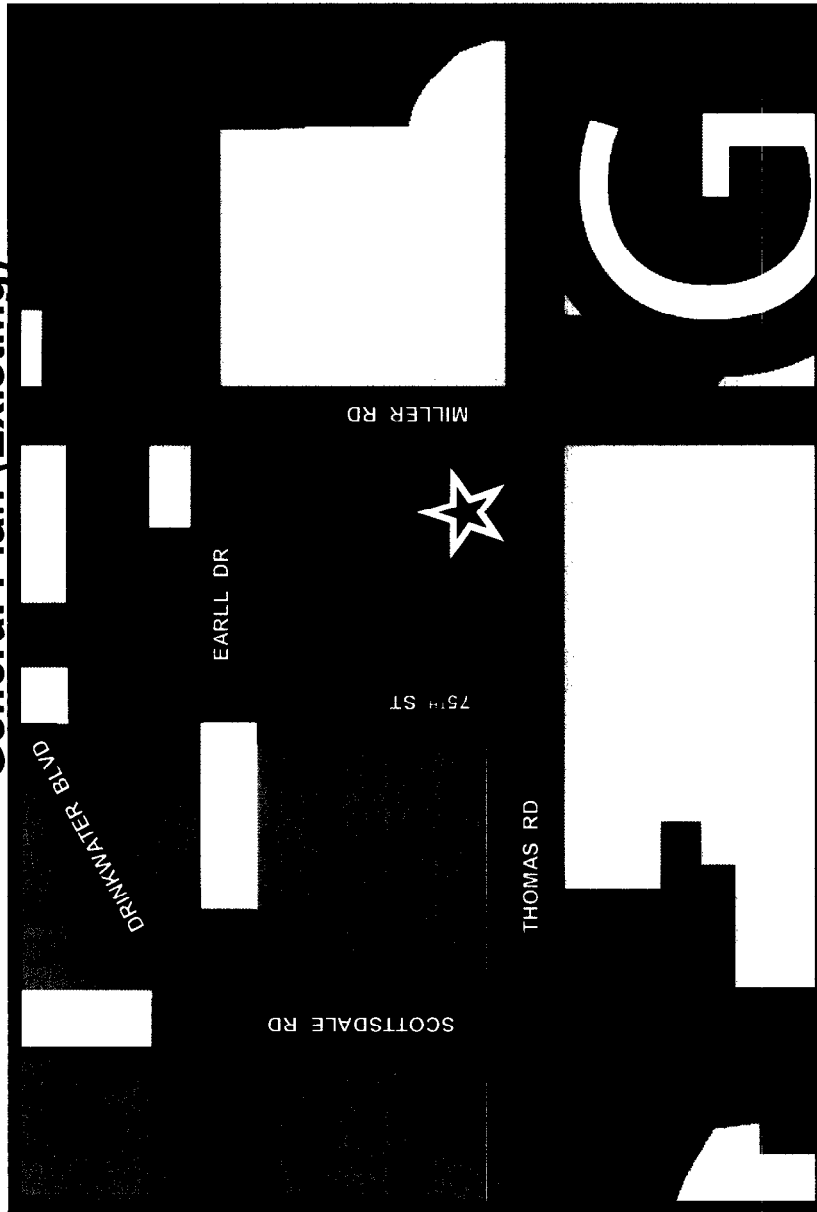
G.I.S. ORTHOPHOTO 2003

20-ZN-2004

Schnuelle / Harper

ATTACHMENT #2A

# General Plan (Existing)



- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use



- McDowell Sonoran Preserve (as of 8/2003)
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of August 2003  
 Revised to reflect Case 4-GP-2002, adopted by City Council October 28, 2002



ORDINANCE NO. 3633

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 20-ZN-2004, FROM R1-7 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) ON A .8+/- ACRE PARCEL LOCATED AT 2919 N. 75<sup>TH</sup> PLACE, 2913 N. 75<sup>TH</sup> PLACE AND 7520 E. THOMAS ROAD.

WHEREAS, the Planning Commission and City Council have held hearings on and considered Zoning Case No. 20-ZN-2004; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 20-ZN-2004.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a .8+/- acre parcel located at 2919 N 75<sup>th</sup> Place, 2913 N. 75<sup>th</sup> Place and 7520 E. Thomas Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from R1-7 (Single Family Residential District) to R-5 (Multiple Family Residential District).

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 30th day of August, 2005.

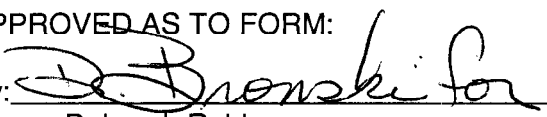
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:   
Deborah Robberson  
Acting City Attorney

## STIPULATIONS FOR CASE 20-ZN-2004

### PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform to the conceptual site plan submitted by RS Design and dated 6/27/05 by the City. These stipulations take precedence over the above-referenced site plan, which is submitted for conceptual design and density purposes only. Specific design and density shall be subject to conformance to the requirements of the Zoning Ordinance and approval by the Development Review Board.
2. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access on the site and from the site to 75<sup>th</sup> Place.

### CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
75 <sup>th</sup> Place (Local Residential)	25 ft. half street r/w (existing)	Half street improvements	See notes below.

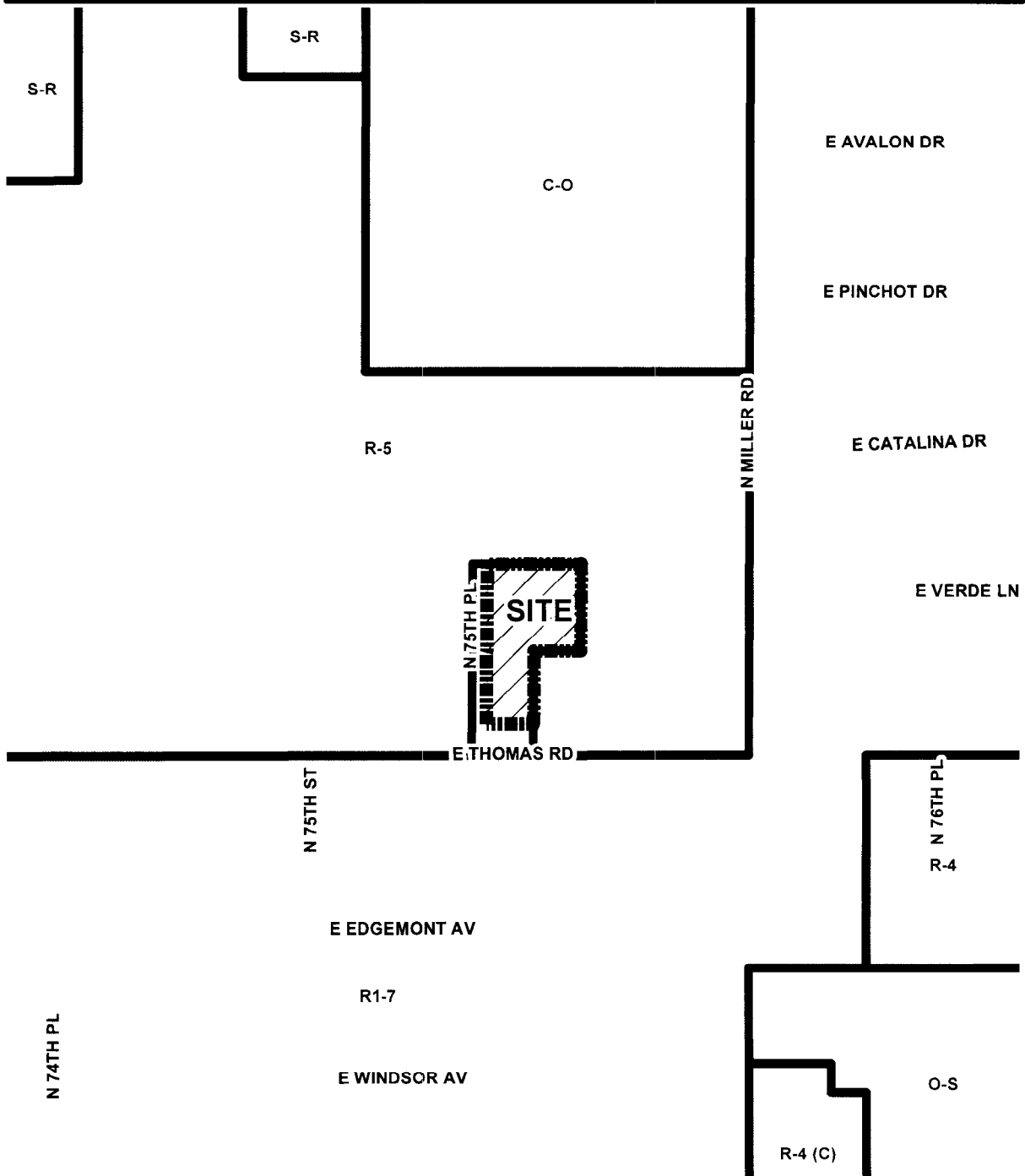
- a. The streets for this site shall be designed and constructed to the Local Residential Street requirements of the City of Scottsdale ESL Road Design Standards. Five foot wide sidewalks are required on both sides of the local residential streets for lots less than 20,000 square feet in area.
  - b. The developer shall provide a five-foot sidewalk along 75th Place or an approved alternate pedestrian route, as determined by city staff.
  - c. The Developer shall construct half street improvements to 75<sup>th</sup> Place including completing pavement width along with curb, gutter and sidewalk to a standard as determined by the City staff.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
    - a. Thomas Road - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrance.
    - b. 75<sup>th</sup> Place - There shall be a maximum of two (2) site driveways from the northerly 2 lots onto 75<sup>th</sup> Place with a minimum of 60 feet between the driveways.

### DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.

- b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
2. **STORM WATER STORAGE REQUIREMENT.** Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required,  $V_r$ , and the volume provided,  $V_p$ , using the 100-year, 2-hour storm event.
3. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

Rezone from Single Family Residential District (R1-7) to Multiple Family Residential District (R-5)



20-ZN-2004

EXHIBIT 2

## **ADDITIONAL INFORMATION FOR CASE 20-ZN-2004**

### **PLANNING/DEVELOPMENT**

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
4. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. a submittal containing site plan, landscape plan, building elevations and materials and colors,
  - b. wall design,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. streetscape buffers,
  - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - f. major stormwater management systems,

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

# Citizen Review Report

## 480-PA -03

### Open House

An open house meeting was held at 8:00am on 8/7/04 at the proposed rezoning address of 2919 N. 75<sup>th</sup> Place. Attached are the sign in sheet and comment sheets.

### Method used to involve the Public

1. The attached letter was mailed 7/26/04 to all property owners with a 750' radius. The property owners were obtained from County Records. Attached is a list of the Property Owners that were sent a letter as determined by County Records. Also attached is a map copy of the 750' radius used.
2. Two signs were posted as required. One at 2919 N. 75<sup>th</sup> Place and the other at 7520 E. Thomas. See Attached sign affidavit.
3. Approx. 6 phone calls were received from the signs and any questions were answered. The callers were also invited to the open house.
4. Any letters that were returned from the Crystal Springs Development as undeliverable were hand delivered and taped to the unit's front door. This method was not used at the gated communities.

### Citizen Summary


No issues or concerns were received that concern the re-zoning properties. Everyone that contacted us was favorable in having the properties re-zoned and fixed up. The only concern we heard was that the adjacent property owners would like to see something happen to 2913 N. 75<sup>th</sup> Place. This property is not part of the re-zoning.

**ATTACHMENT #6**

8/13/04

Affidavit of Mailing 480-PA-03

I hereby certify that the mailing to property owners within 750' was completed per this Citizen Review Report.

  
Rodney Schnuelle

**Main Identity - Backup**

---

**From:** "sbhinc" <sbhinc@cox.net>  
**To:** <award@ScottsdaleAZ.Gov>  
**Sent:** Friday, July 23, 2004 3:18 PM  
**Attach:** EARLYN~1.JPG  
**Subject:** Rezoning 480-PA-03

Please accept the following as our written statement to our Project Coordinator as required by the Citizen Review Process Requirements. This written statement is to be our Citizen Review Plan.

1. One neighborhood meeting will be held.
2. Meeting to be held Saturday 8/7/04 at 8:00am at 2919 N. 75th Place (rezoning site).
3. Neighbors are being notified via Project Under Consideration Sign and via regular mail.
4. All property owners within 750' are being notified. Scottsdale School District and HOA's are also being notified.
5. The Project Under Consideration signs have been posted. One is posted at each property. The signs were done by Scottsdale Sign per the attachment. Changes were made as follows:  
Alan Ward E-mail is [award@ScottsdaleAZ.Gov](mailto:award@ScottsdaleAZ.Gov).  
Posting Date changed to what ever date you finish

Sincerely,

Rodney Schnuelle  
Phone 602-332-7006  
Fax 480-844-2236

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7/23/2004





AFFIDAVIT OF POSTING  
PUBLIC HEARING NOTICE

CASE NUMBER: 480 - PA - 03

PROJECT NAME: \_\_\_\_\_

LOCATION: 7520 E. Thomas

SITE POSTING DATE: 7 - 21 - 2004

APPLICANT NAME: Rodney Schnuelle

SIGN COMPANY NAME: Scottsdale Sign A Rama LLC

PHONE NUMBER: 480 - 994 - 4000

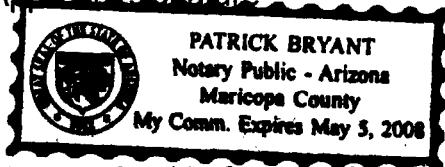
I confirm that the site has been posted as indicated by the Project Manager for the case as listed. Pictures of site postings have been submitted.

John Wakefield

Applicant signature

7-21-04

Date



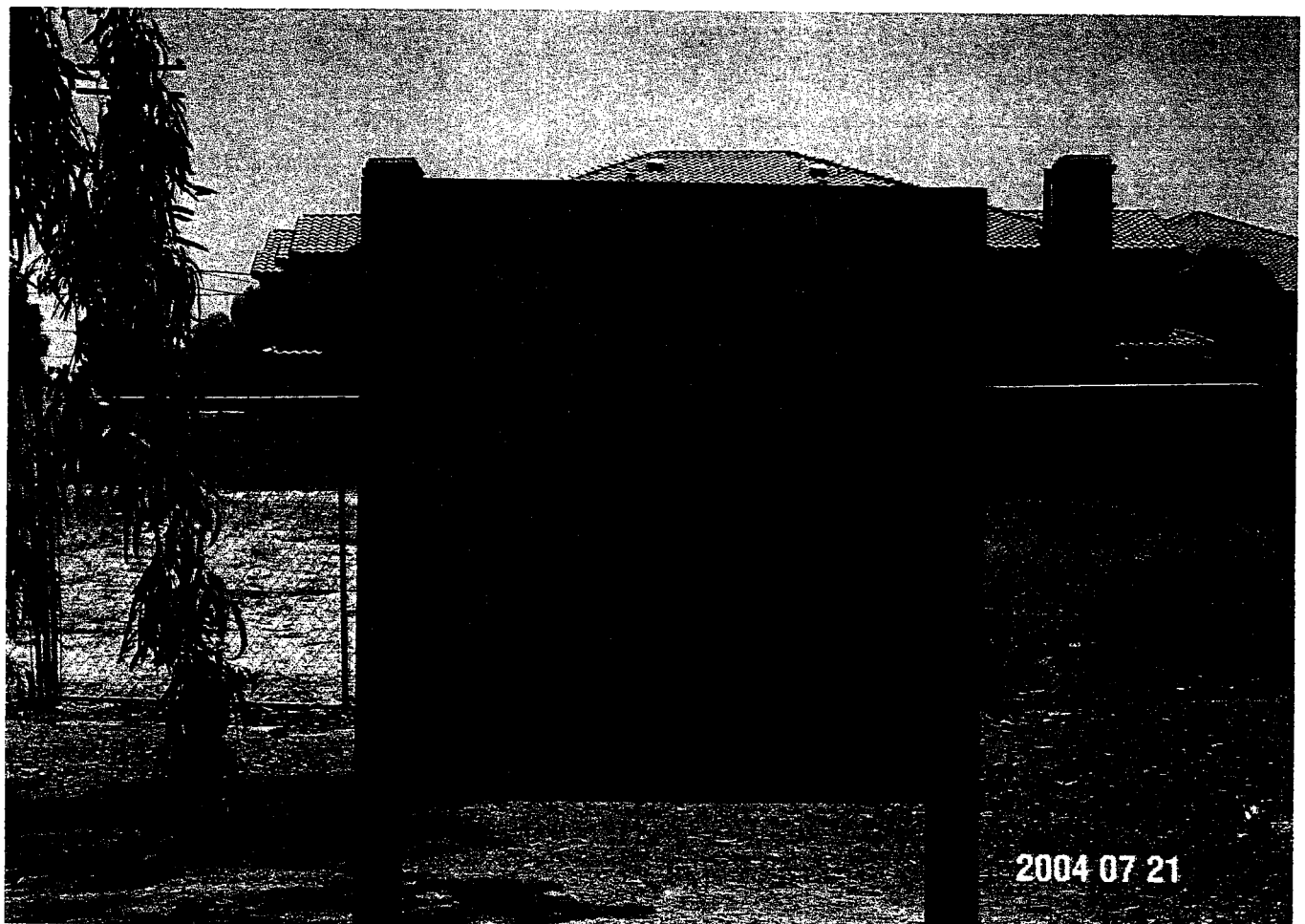
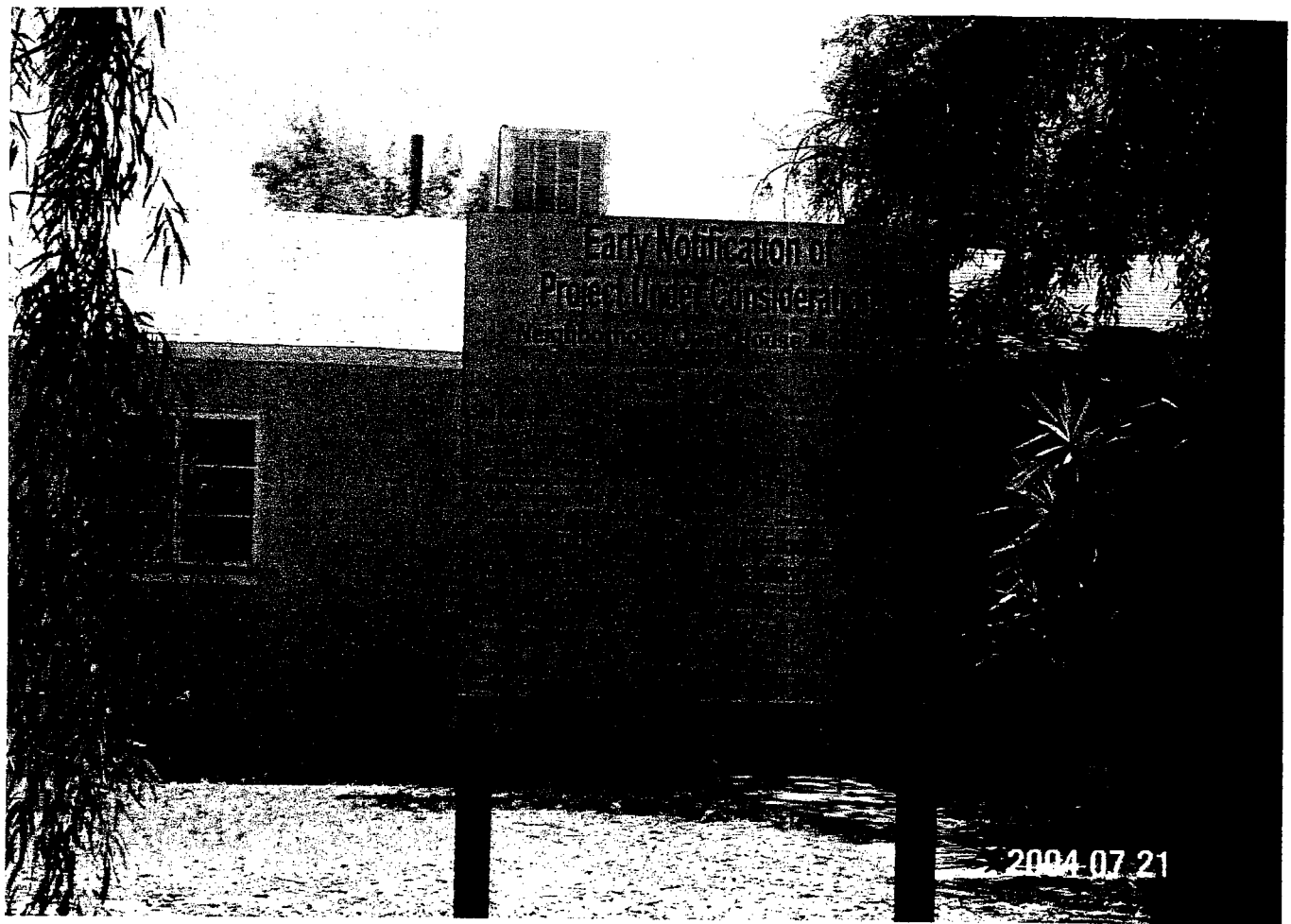
[Signature]  
Notary Public

Acknowledged before me this 21 day of July 2004

My commission expires May 5, 2008

Return completed, notarized affidavit and pictures to Current Planning Services at least 20 days prior to Planning Commission hearing.

Current Planning Services  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251  
480-312-7000



7/24/04

To: Neighboring Property Owner

Via: Regular Mail

Re: Re-zoning at 2919 N. 75<sup>th</sup> Place and 7520 E. Thomas Road, Scottsdale, Az.

You have been identified as a neighboring property owner within a 750' radius of the above referenced properties. If you own more then one property in this area you will receive additional notifications for each property. We are inviting you to an open house meeting to answer any questions you may have concerning our re-zoning. The meeting will be held at 2919 N. 75<sup>th</sup> Place on Saturday August 7<sup>th</sup> at 8:00am.

Applicant Contact: Rodney Schnuelle

602-332-7006

e-mail [sbhinc@cox.net](mailto:sbhinc@cox.net)

Project Info: #480-PA-03

Change from single family zoning (R-1) to a max. of 3 Residential family units per property (R-3), making these properties more consistent with the existing neighborhood.

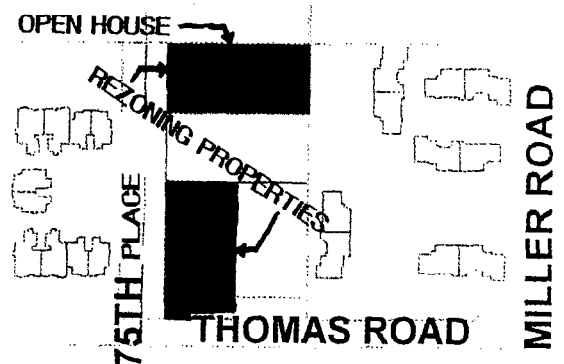
City Staff Contact: Alan Ward

480-312-7067

e-mail [award@ScottsdaleAz.Gov](mailto:award@ScottsdaleAz.Gov).

City Web site:

[www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)



Sincerely,

*Rodney Schnuelle*

Rodney Schnuelle

7-26-04

Superintendent  
Scottsdale School District  
DR. BARBARA ERWIN  
Phoenix, AZ 85018

Dear Sir or Madam:

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article I., Administration And Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification(s) from non-residential to residential classifications, and/or changes the residential zoning classification(s) or stipulation(s) resulting in greater residential densities allowed on the subject property. The property is currently zoned for 2 residential units; our application will result in a total of 6 units allowed, an increase of \_\_\_\_%.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. I would like to schedule a meeting with you to discuss the above proposal. I can be reached at 602-332-7006.

Sincerely,

*Rodney Schnuelle*  
Rodney Schnuelle

Phone: 602-332-7006

Fax: 480-844-2236

E-mail: Sbhinc@cox.net

cc: City of Scottsdale Current Planning Services



City of Scottsdale  
**Current Planning Services**

**SCHOOL DISTRICT**  
Determination of Adequate Facilities

*Area in gray to be completed by Applicant.*

City of Scottsdale Project Number: 480 - PA - 03

Project Name: SCHNUELE/HARPER

Project Location: 2919 N. 75<sup>TH</sup> PLACE AND 7520 E. THOMAS RD

Applicant Name: RODNEY SCHNUELE

Phone: 602-332-7006

Applicant E-mail: Sbhinc@cox.net

Fax: 480-844-2236

School District: SCOTTSDALE UNIFIED DISTRICT 48

I, \_\_\_\_\_, hereby certify that the following determination has been made in regards to the above referenced project:

- ☐ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of attendance areas for elementary, middle and high schools for this location
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

**Planning and Development Services**

7447 E Indian School Road, Suite 105  
Scottsdale, AZ 85251  
Phone: 480-312-7000 • Fax: 480-312-7088

7/24/04

To: Neighboring Property Owner

Via: Regular Mail

Re: Re-zoning at 2919 N. 75<sup>th</sup> Place and 7520 E. Thomas Road, Scottsdale, Az.

You have been identified as a neighboring property owner within a 750' radius of the above referenced properties. If you own more then one property in this area you will receive additional notifications for each property. We are inviting you to an open house meeting to answer any questions you may have concerning our re-zoning. The meeting will be held at 2919 N. 75<sup>th</sup> Place on Saturday August 7<sup>th</sup> at 8:00am.

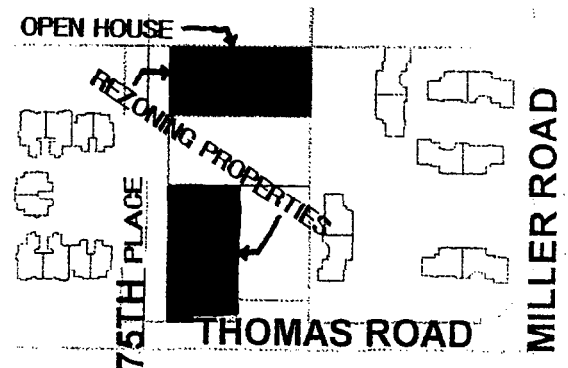
Applicant Contact: Rodney Schnuelle  
602-332-7006  
e-mail [sbhinc@cox.net](mailto:sbhinc@cox.net)

Project Info: #480-PA-03

Change from single family zoning (R-1) to a max. of 3 Residential family units per property (R-3), making these properties more consistent with the existing neighborhood.

City Staff Contact: Alan Ward  
480-312-7067  
e-mail [award@ScottsdaleAz.Gov](mailto:award@ScottsdaleAz.Gov).

City Web site:  
[www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)



Sincerely,

Rodney Schnuelle

# Sign In Sheet 8/7/04

Name	Address
Blaire Kinsley	7510 E Thomas - 219
Mary Ellen Conici	7510 E. Thomas - 325
Daniel Howard	7502 E Thomas #110
Jessie L. Schmale	7502 E. Thomas #308
Walter H. Edwards	7502 E Thomas #210
Rodney Schmelle	7520 E. Thomas 7:45AM - 8:50AM

## 480-PA-03 Rezoning Comment Sheet

Name:

*Blanche Kimpf - 480-425-8201*

Address:

*7570 E Thomas - 219 -*

Comments:

*Would be interested in part time leasing, selling  
etc. have your plans*



## 480-PA-03 Rezoning Comment Sheet

Name:

David Haworth

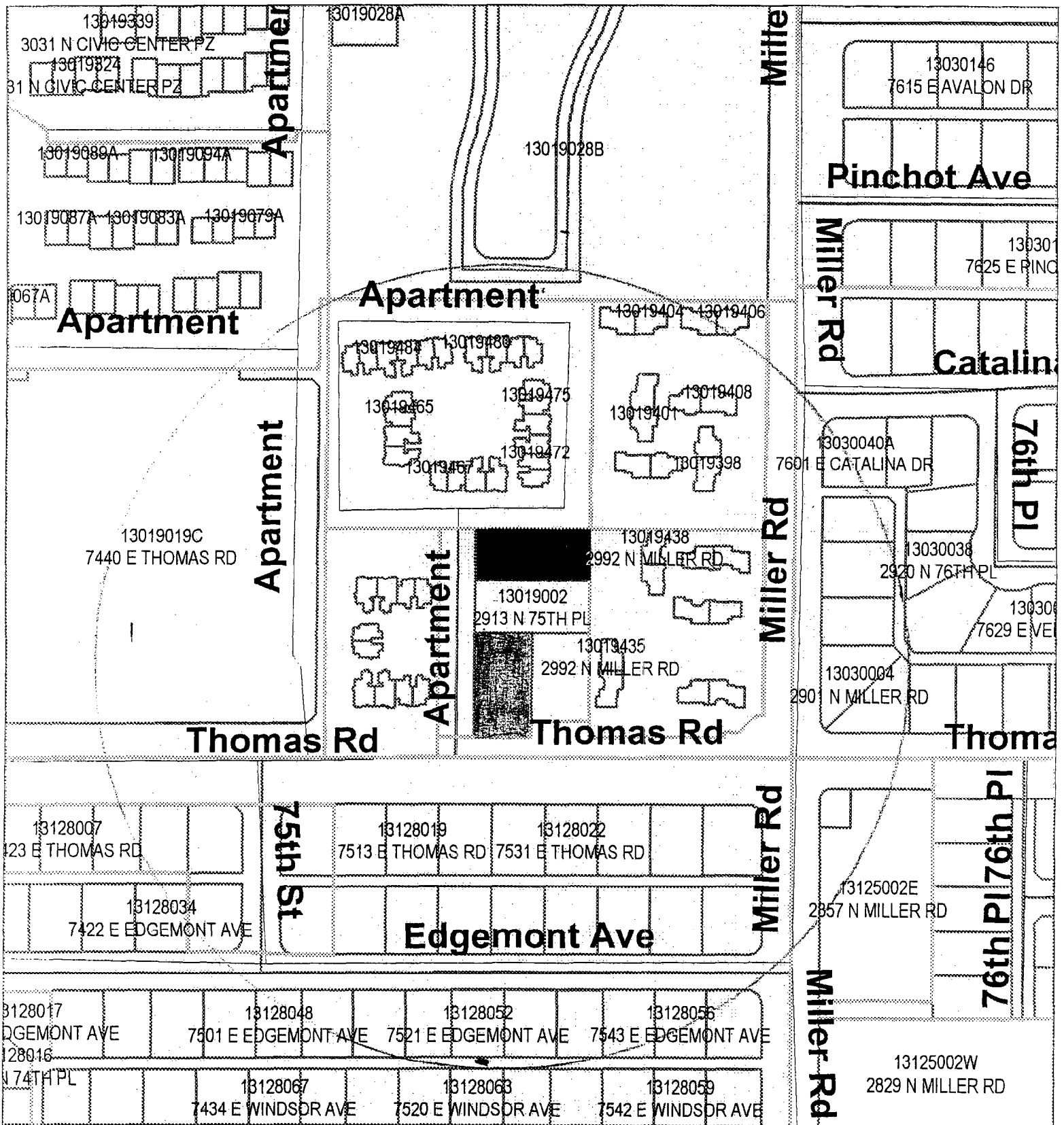
Address:

1502 E. Thomas Rd #110 Salt Lake 85251

Comments:

Looking forward to this project getting  
underway. Should be an attribute to the  
neighborhood.

# County Parcels



# Property Owner List within 750' radius

x= received back from post office as not deliverable

Address if different then  
mailing address

SCOTT BRADLEY R  
14878 N FAYETTE DR  
FOUNTAIN HILLS , AZ 85268

2913 n 75th place

## VILLAS AT BELLAGIO CONDOMI..

x		MCINTYRE MICHAEL R	116
	Mailing Address	2992 N MILLER RD UNIT 116 SCOTTSDALE , AZ 85251	
		TUCKER KIMBERLEY S	115
	Mailing Address	2992 N MILLER RD UNIT 115 SCOTTSDALE , AZ 85251	
		LWM VENTURES LLC	113
		518 PIER AVE UNIT 9 SANTA MONICA , CA 90405	
		TAYLOR ANTOINE	114
	Mailing Address	2992 N MILLER RD UNIT 114 SCOTTSDALE , AZ 85251-7943	
		RALSTON CRAIG	121
	Mailing Address	2992 N MILLER RD NO 121 SCOTTSDALE , AZ 85251	
		KLUSMEIER TREDNIC ALICIA	122
	Mailing Address	2992 N MILLER RD 122 SCOTTSDALE , AZ 85251	
		CHAPPELL CHRIS P	120
	Mailing Address	2992 N MILLER RD UNIT 120 SCOTTSDALE , AZ 85251	
		BACA TOMASITA M	119
	Mailing Address	2992 N MILLER RD 119 SCOTTSDALE , AZ 85251	
		STEDMAN J CLAY	117
	Mailing Address	2992 N MILLER RD UNIT 117 SCOTTSDALE , AZ 85258	
		WEGENER LEE T/CAROL	118
	Mailing Address	5345 E MERCER LN SCOTTSDALE , AZ 85254	

	Mailing Address	BUTLER JENNIFER/MOHN WILLI.. 12101 E 78TH TER KANSAS CITY , MO 64138	104
	Mailing Address	VINCIGUERRA WAYNE D/SUSAN 907 VOGAN TOLL RD JACKSON , CA 95642	103
X	Mailing Address	SPEARS CURTIS L 2992 N MILLER RD 102 SCOTTSDALE , AZ 85251	102
	Mailing Address	VIROK MAGDALEN M TR 2992 N MILLER RD 101 SCOTTSDALE , AZ 85251	101
	Mailing Address	BAGBY GINA/MILLER MARY 2992 N MILLER RD 112 SCOTTSDALE , AZ 85251	112
	Mailing Address	MCDANIEL SCOTT T 2992 N MILLER RD UNIT 111 SCOTTSDALE , AZ 85258	111
X	Mailing Address	SCHULTZ STACEY A 2992 N MILLER RD UNIT 105 SCOTTSDALE , AZ 85251	105
	Mailing Address	JANE KUNDE FAMILY L P 2992 N MILLER RD 105 SCOTTSDALE , AZ 85251	106
	Mailing Address	REYES DORIS A 2992 N MILLER RD UNIT 110 SCOTTSDALE , AZ 85251	110
X	Mailing Address	MILLER JIM JR/CONNIE 3992 N MILLER RD 109 SCOTTSDALE , AZ 8525	109
	Mailing Address	GRAVEN MARIT E 2992 N MILLER RD UNIT 108 SCOTTSDALE , AZ 85251	108
X	Mailing Address	MENDELZON LEE 2992 N MILLER RD 107 SCOTTSDALE , AZ 85251	107

	HITCHCOCK VALERIE 2992 N MILLER RD 213A SCOTTSDALE AZ 852511257	213a
	WENDELL JON D 2992 N MILLER RD NO 214A SCOTTSDALE AZ 85251	214a
	MOSLEY KERRY K 2992 N MILLER RD NO 215A SCOTTSDALE AZ 85251	215a
	ROBERTS THOMAS DARREN 2992 N MILLER RD 216A SCOTTSDALE AZ 85251	216a
	BORKOWSKI MATT 2992 N MILLER RD UNIT 217A SCOTTSDALE AZ 85251	217a
x	ALMOUSTAFA MOHAMMAD M 2929 N 70TH ST 3031 SCOTTSDALE AZ 85251	218a
	LEGORE HOLLY 2992 N MILLER RD UNIT 219A SCOTTSDALE AZ 85251	219a
	PIONTKOWSKI DONALD E/JUDITH L TR 2992 N MILLER RD #220A SCOTTSDALE AZ 85251	220a
	NAGEL BRIAN G 2992 N MILLER RD 221A SCOTTSDALE AZ 85251	221a
x	PETERSEN TODD/AUDREY 2992 N MILLER RD 222A SCOTTSDALE AZ 85251	222a
x	MORGAN JERRY D/KATHLEEN M 2992 N MILLER RD NO 213B SCOTTSDALE AZ 85251	213b
	BOHART BRIAN 2992 N MILLER RD 214B SCOTTSDALE AZ 85251	214b
	WICEVICH AUSTIN 2992 N MILLER RD 215B SCOTTSDALE AZ 85251	215b

	HAMBERLIN RYAN 2992 N MILLER RD NO 216B SCOTTSDALE AZ 852511257	216b
x	BALDWIN STEPHEN J 2992 N MILLER RD UNIT 217B SCOTTSDALE AZ 85251	217b
	JENKINS PETER J 2992 N MILLER RD 218B SCOTTSDALE AZ 85251	218b
	HENNING KEITH/LAURA PO BOX 412 CRESTED BETTE CO 81224	219b
	ROESCH DAVID L/JANE E/ELISA J 2992 N MILLER RD 220B SCOTTSDALE AZ 852511257	220b
x	MILENKOV ALEX 2992 N MILLER RD NO 221B SCOTTSDALE AZ 85251	221b
x	ASPINALL CHARLES/ANNA/GONZALES PATI 2992 N MILLER RD UNIT 222B SCOTTSDALE AZ 85251	222b
	LINHART KATHLEEN A 2992 N MILLER RD #201A SCOTTSDALE AZ 8525	201a
	HAGEN KYLE B P O BOX 3616 SCOTTSDALE AZ 85271	202a
	CARPIANO RICHARD J/CELESTE 10 IRETON KEY COLTS NECK NJ 07722	203a
	BARRY THOMAS M 3221 N 37TH ST #32 PHOENIX AZ 85018	204a
	GROUND DALE A 548 N SWALLOW LN HIGLEY AZ 85236	205a

PETRONI LILLIAN 2992 N MILLER RD NO 206A SCOTTSDALE AZ 85251	206a
SANDBERG KATHRINE 202 WILLIAMS WY ASPEN CO 81612	207a
CONROY KEVIN J 2992 N MILLER RD UNIT 208A SCOTTSDALE AZ 85251	208a
VINCIGUERRA CASEY 2992 N MILLER RD 209A SCOTTSDALE AZ 852	209a
KEIZERS MAURICE H J 2992 N MILLER RD UNIT 210A SCOTTSDALE AZ 85251	210a
SIEGEL ROBERT T/AILEEN M 13849 N 61ST PL SCOTTSDALE AZ 85254	211a
LOPEZ BRANDIE 2992 N MILLER RD 212A SCOTTSDALE AZ 85251	212a
BURGESS JENNIFER C 3816 W FOLLEY ST CHANDLER AZ 85226	201b
HUYNH HELEN LAV 2992 N MILLER RD #202B SCOTTSDALE AZ 85251	202b
ENGER MALCOLM S 2992 N MILLER RD UNIT 203B SCOTTSDALE AZ 85251	203b
HART CHARLES/SHARI 11326 RIVIERA PL N E SEATTLE WA 98125	204b
SYNDER DEANNA L 10861 E PALOMINO RD SCOTTSDALE AZ 85259	205b
HENRIKSON ERIK/NANCY 2992 N MILLER RD UNIT 206B SCOTTSDALE AZ 85251	206b

THOMAS MARK A 207b  
2992 N MILLER UNIT 207B  
SCOTTSDALE AZ 85251

CAMPBELL MEEGAN H 208b  
2992 N MILLER RD 208B  
SCOTTSDALE AZ 85251

GRAHAM GARY L/BIEDEERBECK RICHARD 209b  
744 E WINDMERE DR  
PHOENIX AZ 85048

MCINERNEY ROSANNE R 210b  
2992 N MILLER RD 210B  
SCOTTSDALE AZ 85

ANDERSON LAND INC 211b  
2992 N MILLER RD STE 211B  
SCOTTSDALE AZ 85251

BURKIZER TOM R 212b  
2992 N MILLER RD 212B  
SCOTTSDALE AZ 85251

Bellagio HOA C/O Cuellar Realty 602277707015  
Deborah Hryb  
3620 N 3rd St  
Phoenix, AZ 85012

**CRYSTAL SPRINGS 2 AMD MCR ..**

Mailing VEGTER J ROBERT/VICTORIA J 115  
Address 100 E 90TH DR  
MERRILLVELLE , IN 46410

Mailing LEACH MAINARD ELLIS/SHIRLE.. 116  
Address 1804 MAPLE GROVE LN  
LINCOLN , CA 95648

Mailing HOWARD ROBERT A TR 117  
Address 6796 327TH LN NW  
PRINCETON , MN 55371

Mailing M R S #10 INC 118  
Address 9393 N 90TH ST STE 210  
SCOTTSDALE , AZ 85258-5043



	Mailing Address	PASIC JOHN/HELEN TR PO BOX 624265 SOUTH LAKE TAHOE , CA 96154	119
	Mailing Address	M R S #10 INC 9393 N 90TH ST STE 210 SCOTTSDALE , AZ 85258-5043	120
	Mailing Address	DAWSON RICHARD L ETAL 18 VARBROOK PLACE N W CALGARY ,	121
	Mailing Address	LORENZO VICTOR JOHN/BEVERL.. 356 PARKVIEW CRESCENT SE CALGARY , T2J4P-J4P1	122
	Mailing Address	JOHNSTON CAROLINE B 7510 E THOMAS RD #123 SCOTTSDALE , AZ 85251	123
X	Mailing Address	MILLS RALPH A/DONNA F 7510 E THOMAS RD #124 SCOTTSDALE , AZ 85251	124
	Mailing Address	SULLIVAN DESMOND/KAREN/LIV.. 9046 SCURFIELD DR NW CALGARY , T3L 1- 1V4	125
X	Mailing Address	HANSEN LARRY A/JOAN L 1407 MADRONA EVERETT , WA 98203	126
	Mailing Address	LIVINGSTON AGNES M J 9046 SCURFIELD DR NW CALGARY , AB T3L 1- 1V4	127
	Mailing Address	DAWSON RICHARD L/LINDA 18 VARBROOK PL NW CALGARY , T3A 0- 0A2	128
	Mailing Address	M R S #10 INC 9393 N 90TH ST STE 210 SCOTTSDALE , AZ 85258-5043	129
	Mailing Address	M R S #10 INC 9393 N 90TH ST STE 210 SCOTTSDALE , AZ 85258-5043	130

x	Mailing Address	TREDNIC JOSEPH J 7510 N THOMAS RD PHOENIX , AZ 85301	131
	Mailing Address	SEIBER JIM/SUSAN 5002 EAGLE RIDGE SPRINGFIELD , IL 62707	132
	Mailing Address	MILLS RALPH A/DONNA F RT 2 BOX 330 GEORGETOWN , DE 19947-1510	133
x	Mailing Address	HANSEN LARRY A/JOAN L 7510 E THOMAS RD NO 134 SCOTTSDALE , AZ 85251	134
	Mailing Address	WILLIN CHARLES S/ELEANOR S 415 S MAIN ST BRIDGEVILLE , DE 19933	114
	Mailing Address	INGRAM BRENT L/CAROLE L 5704 70TH ST NE MARYSVILLE , WA 98270	113
	Mailing Address	MAGNIFICO FRANCES A 7510 E THOMAS RD #112 SCOTTSDALE , AZ 85251	112
	Mailing Address	STEWART STEPHEN P/CYNTHIA .. 3396 N SIERRA WAY SAN BERNARDINO , CA 92405-2546	111
		COSTANZA AGATHA 19 N 14TH ST EASTON PA 18042	211
		LOHMER GREGORY L & KATHLEEN M 500 N EAGLE RIDGE TRL STILLWATER MN 55082	212
		SWANSON JOSEPH M/KATHRINE 720 GIBSON AVE PACIFIC GOVE CA 93950	213
		MURPHY FRANK J 322 W CYPRESS PHOENIX AZ 85003	214
		M R S #10 INC 9393 N 90TH ST STE 210	215

SCOTTSDALE AZ 852585043

DAWSON RICHARD L/LINDA M 216  
18 VAR BROOK PL N W  
CALGARY T3A 0A2

DAWSON RICHARD LAWRENCE/LINDA MAE 217  
18 VARBROOK PL NW  
CALGARY AB T3A0A2

YONKER GARY L & SANDRA L 218  
5421 HOFFMAN DR S  
SCHNECKSVILLE PA 18078

KINSLEY BLANCHE 219  
7510 E THOMAS RD 219  
SCOTTSDALE AZ 85251

M R S #10 INC 220  
9393 N 90TH ST STE 210  
SCOTTSDALE AZ 852585043

DAWSON RICHARD L/LINDA M 221  
18 VAR BROOK PL N W  
CALGARY T3A 0A2

ALLEN JACK C 222  
1601 ARNOLD ST  
LARAMIE WY 82070

BERGUM VANESSA 223  
7510 E THOMAS RD 223  
SCOTTSDALE AZ 852

x LEONARDI ANGELA P 224  
BOX 113  
BROOKLYN NY 11214

HANSEN LARRY A/JOAN L 225  
PO BOX 7  
EVERETT WA 98206

EGAN MICHAEL W/YIRSA MARY A 226  
1047 BENINFORD LN  
WESTMONT IL 60559

JARNES JEFFREY K/JACQUELINE M 227  
9517 VIRGINIA AVE S  
BLOOMINGTON MN 55438

	STEVENS NICHOLAS R & ROSEMARY 10040 E HAPPY VALLEY RD #2036 SCOTTSDALE AZ 85255	228
x	LOWRY MARK 7510 E THOMAS 231 SCOTTSDALE AZ 85251	229
	RICHARDS PHILLIP C JR/CHRISTINA SUSAI NORTH STAR PROFESSIONAL CENTER 2701 UNIVERSITY AVE SE MINNEAPOLIS MN 554143238	230
x	LOWRY MARK 7510 E THOMAS 231 SCOTTSDALE AZ 85251 USA	231
	HANZLIK WILLIAM D & CAROLYN S 8989 E VIA LINDA STE 211 SCOTTSDALE AZ 85258	232
	HOWARD ROBERT A TR 6796 327TH LN NW PRINCETON MN 55371	233
	CAVANAUGH GERALD D & PO 532 FERNDAL RD WEST WAYZATA MN 55391	234
	RICHARDS PHILLIP C & SUSAN B NORTH STAR PROFESSIONAL CENTER 2701 UNIVERSITY AVE SE MINNEAPOLIS MN 554143238	311
	CAVANAUGH GERALD D & POLLY 532 FERNDAL RD W WAYZATA MN 55391	312
	SULLIVAN DESMOND/KAREN/LIVINGSTON 9046 SCURFIELD DR NW CALGARY T3L 1V4	313
	LEPERE JAMES LEONARD & SUSAN R 22346 WOODBLUFF EL TORO CA 926	314
	LOWRY MARK 7510 E THOMAS 231 SCOTTSDALE AZ 85251	315
	TOWNE WILLIAM B & FRANCES C 4434 VIA DE LA PLAZA YORBA LINDA CA 9268	316

	LAX ANGELA 7510 E THOMAS RD UNIT 317 SCOTTSDALE AZ 85251	317
x	JEFFREY CHRISTOPHER W 3524 N MILLER RD NO 25 SCOTTSDALE AZ 85251	318
	HIMMELSPACH PEGGY ANN 7510 THOMAS RD UNIT 321 SCOTTSDALE AZ 85251	321
	NIEVES-GORBEA LYDIA E 7510 E THOMAS RD SCOTTSDALE AZ 85251	322
	PANICI MARY E 7510 E THOMAS RD #325 SCOTTSDALE AZ 85251	325
	BEHRING FRED 7510 E THOMAS RD 326 SCOTTSDALE AZ 85251	326
	LAURIE MICHELLE K 1511 CORONA DR GLENDALE CA 91205	327
	OCONNELL DANI 7510 E THOMAS RD NO 328 SCOTTSDALE AZ 852510000	328
	DAWSON RICHARD L/LINDA 18 VARBROOK PL NW CALGARY T3A 0A2	331
	RICHARDS PHILLIP C JR/CHRISTINA SUSAI NORTH STAR PROFESSIONAL CENTER 2701 UNIVERSITY AVE SE MINNEAPOLIS MN 554143238	332
	CRYSTAL SPRINGS HOA 7502 E THOMAS RD STE 113 SCOTTSDALE AZ 85251	HOA
	CRYSTAL SPRINGS 1 (CONDO) ..	
Mailing Address	MAGLIOZZI DANA/JENNIFER 15414 S 29TH ST PHOENIX , AZ 85048	101

	Mailing Address	SIMON JOSEPH J/TERESA M 7502 E THOMAS RD #A-102 SCOTTSDALE , AZ 85251	102
	Mailing Address	DOUDNA AMANDA 7502 E THOMAS RD SCOTTSDALE , AZ 85251	103
x	Mailing Address	PIROZZI ANGELA 7502 E THOMAS RD #104 SCOTTSDALE , AZ 85253	104
	Mailing Address	MURRAY JEFFREY S/ERLINDA 7502 E THOMAS RD 105 SCOTTSDALE , AZ 85251	105
x	Mailing Address	GOODIN TORREY F/LINDA L/NA.. 7502 E THOMAS RD UNIT 106 SCOTTSDALE , AZ 85251	106
	Mailing Address	KATES CARL S 8801 SANTA BELLA DR HAZELWOOD , MO 63042	107
x	Mailing Address	VEGTER J ROBERT/VICTORIA J 7502 E THOMAS RD #108 SCOTTSDALE , AZ 85251	108
	Mailing Address	GOLDHARDT JAMES V & KIYOKO 3223 N HAYDEN RD SCOTTSDALE , AZ 85251	109
	Mailing Address	HAWORTH DAVID R 7502 E THOMAS RD 110 SCOTTSDALE , AZ 85251	110
		MORSE FRANK JR TR 7502 E THOMAS RD #201 SCOTTSDALE AZ 85251	201
		SORENSEN DAVID M 410 E MCKINLEY ST TEMPE AZ 85281	202
		WEBSTER DENNIS D 7502 E THOMAS RD UNIT 203 SCOTTSDALE AZ 85251	203

ASCHE RICHARD E/HELEN N 2599 E ALASKA AVE PORT ORCHARD WA 983660000	204
SMITH MICHELE JAN 7502 E THOMAS RD UNIT 205 SCOTTSDALE AZ 85251	205
KERN AARON O 2647-31 N MILLER RD SCOTTSDALE AZ 85257	206
MAGA SUSAN A 7502 E THOMAS RD 207 SCOTTSDALE AZ 85251	207
LINNEN BARBARA J 7502 E THOMAS RD #208 SCOTTSDALE AZ 85251	208
MCCOY DAVID L/ROBIN 360 KIELY BLVD NO 105 SAN JOSE CA 95129	209
FRENCH PRISCILLA A 1506 E DIANE ST MESA AZ 85251	210
RYSEFF JEFFREY D 7502 E THOMAS RD 301 SCOTTSDALE AZ 85251	301
ANDERSON REBECCA 1226 E WINDSOR AVE PHOENIX AZ 85006	302
MALKA JACLYN D/ILENE Z 7502 E THOMAS RD 303 SCOTTSDALE AZ 85251	303
ST ONGE FRANCAISE 406 S MAIN ST LESLIE MI 49251	304
BUHROW NANCY LEE/MOOREFOOT KAREN 7502 E THOMAS RD UNIT 307 SCOTTSDALE AZ 85028	307
GRUNWALD AUDREY D TR 7502 E THOMAS 308 SCOTTSDALE AZ 85251	308

SMITH L MICHAEL/COURTNEY L  
5399 EVERGREEN HEIGHTS DR  
EVERGREEN CO 80439

309

x

POULOS ANTHONY DERRY  
7502 E THOMAS RD 310  
SCOTTSDALE AZ 85251

310

Mailing  
Address

SECURITY AC AMD LOT 5 BLK ..  
WIGGINS LYLE E/FAY J TR  
379 CLARENCE  
SUNNYVALE , CA 94086

7440 E THOMAS RD

Mailing  
Address

Houses  
LEBEAUMONT RICHARD D JR  
7601 E CATALINA  
SCOTTSDALE , AZ 85251

Mailing  
Address

VOINOVICH CHARLES/VIRGINIA..  
10963 N 129TH WAY  
SCOTTSDALE , AZ 85259

2923 N MILLER RD

Mailing  
Address

KARDELL KENNETH P  
2917 N MILLER RD  
SCOTTSDALE , AZ 85253

Mailing  
Address

PIAZZA ROBERT W/LILLIAN BE..  
6023 E NISBET RD  
SCOTTSDALE , AZ 85254

2911 N MILLER RD

Mailing  
Address

RASCON J IVAN  
2901 N MILLER RD  
SCOTTSDALE , AZ 85251

Mailing  
Address

GRIMMER LA NAIA F/JOHN W/C..  
7602 E THOMAS RD  
SCOTTSDALE , AZ 85251-6523

GREINER ROBERT  
7549 E THOMAS RD  
SCOTTSDALE AZ 85

CHAMPY ANTHONY  
7543 E THOMAS RD  
SCOTTSDALE AZ 85251



TRIVITT ANITA  
7537 E THOMAS RD  
SCOTTSDALE AZ 85251

FRANKEL TERRY  
7531 E THOMAS  
SCOTTSDALE AZ 85251

RILEY JOHN P/LISA R  
7525 E THOMAS RD  
SCOTTSDALE AZ 852510000

FOUTZ REED B/JACQUELYN  
7519 THOMAS RD  
SCOTTSDALE AZ 85251

STAHL CLINT  
7513 E THOMAS RD  
SCOTTSDALE AZ 85251

SHISLER WILLIAM B/CHERYL  
PO BOX 5567  
SCOTTSDALE AZ 852615567

7507 E THOMAS RD

ESTES EDWIN D/JOY T TR  
8525 S NEWBERRY LN  
TEMPE AZ 85284

7501 E THOMAS RD

RAINERI JOSEPH C JR  
7439 E THOMAS RD  
SCOTTSDALE AZ 85252

x

JONES LEE  
7433 E THOMAS RD  
SCOTTSDALE AZ 85251

SHISLER WILLIAM B/CHERYL  
PO BOX 5567  
SCOTTSDALE AZ 852615567

7429 E THOMAS RD

BRENNER KAREN SUE/KATHY ANN  
7550 E EDGEMONT  
SCOTTSALE AZ 85257

WAGNER PATRICK  
7544 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

VANCE JAMES/NANCY  
7538 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

MCCREADY HARRY G/BETTY  
7532 E EDGEMONT AVE  
SCOTTSDALE AZ 852570000

HEVERI ROBERT M/VIVIAN  
7626 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

SCHWANDT CHRISTIAN  
7520 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

TESSITORE JEFFREY  
7967 S DATELAND DR  
TEMPE AZ 85284

7514 E EDGEMONT AVE

MCALLISTER DANNY/MARILYN  
7508 E EDGEMONT ST  
SCOTTSDALE AZ 85257

MARCHESE MICHAEL  
10588 E FIREWHEEL DR  
SCOTTSDALE AZ 85255

7502 E EDGEMONT AVE

GIBSON MELVIN L  
7428 E EDGEMONT AVE  
SCOTTSDALE AZ 852570000

FOSTER TORREY C/VIRGINIA  
7422 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

SCHEIDELL EDWR J/TANDY  
7549 E EDGEMONT  
SCOTTSDALE AZ 85257

GROCHOWSKI JASON/MICHELLE M  
7543 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

MILLER BOYD  
115 W UNIVERSITY  
TEMPE AZ 85281

7537 E EDGEMONT AVE

TOWNSEND ANNE  
7533 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

BAUR WILBUR W TR  
7527 E EDGEMONT  
SCOTTSDALE AZ 85257

THOMAS JAMES A/SHANNON  
7521 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

NAPPA EVELYN A ETAL  
7515 E EDGEMONT AVE  
SCOTTSDALE AZ 85257

COUCHE ROLAND M/JUNE C/CRAIG  
7509 E EDGEMONT  
SCOTTSDALE AZ 85257

DE HAAN MICHELLE  
7503 E EDGEMONT AVE  
SCOTTSDALE AZ 852571513

OLSON ANTHONY L & FRANCES  
7501 E EDGEMONT  
SCOTTSDALE AZ 85257

SCOTTSDALE CITY OF  
3939 CIVIC CENTER BLVD  
SCOTTSDALE AZ 85251

2857 N MILLER RD

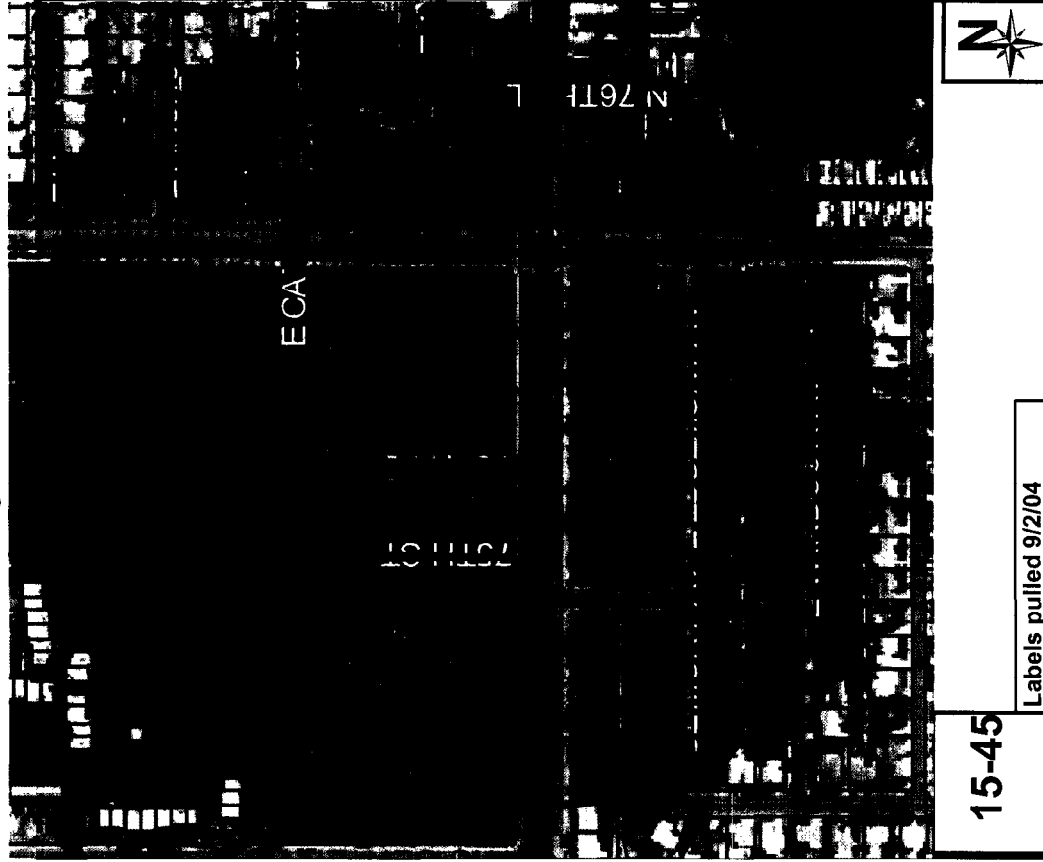
DISCOVERY HEALTH SYSTEM  
1441 N 12TH ST  
PHOENIX AZ 85006

7507 E EARLL DR

Alan Ward  
City of Scottsdale Planning & Development  
7447 E. Indian School Rd. Suite 105  
Scottsdale, Az. 85251

Scottsdale Unified School District  
EDUCATION CENTER  
3811 N. 44th Street  
Phoenix, Arizona 85018-5420

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Casa Requena Homeowner's Association
- Crystal Springs II, Inc.
- Coronado Park Estates II Homeowners Association

**La Rosa Place**

**20-ZN-2004**

ATTACHMENT #7

was ten feet wide by five feet high on a one foot base would be adequate. Signage for special events could be handled as a separate issue. He further opined that time had not been productively spent in this instance and hopes that in the future it will be possible to work with staff and resolve this matter.

Chairman Gulino asked about staff involvement in the process and expressed the hope that things could be efficiently dealt with. Mr. Grant explained that staff were concerned that any amendment be written such that there were no unforeseen consequences or loopholes that would allow more signs than anticipated.

**COMMISSIONER SCHWARTZ MOVED TO CONTINUE CASE 23-ZN-2004 (SCOTTSDALE AND LONE MOUNTAIN) AND CASE 7-TA-2004 (SCENIC CORRIDOR SIGNAGE TEXT AMENDMENT) TO THE AUGUST 24, 2005 PLANNING COMMISSION HEARING. SECONDED BY COMMISSIONER HEITEL. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**EXPEDITED AGENDA**

**COMMISSIONER HEITEL MOVED TO APPROVE ITEM 10-UP-2005 (BE FIT STAY FIT), NOTING THAT IT MET THE CRITERIA OF THE USE PERMIT; ITEM 10-AB-2005 (PRINCESS MIXED USE); ITEM 20-ZN-2004 (LA ROSA PLACE) AND ITEM 8-ZN-2005 (90TH AND CACTUS) INCLUDING THE REVISED STIPULATIONS. SECONDED BY COMMISSIONER BARNETT. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**9-ZN-2005 (STONEMAN TRAIL)**

[BEGIN VERBATIM RECORD]

CHAIRMAN GULINO: We'll now move on to our first item of the regular agenda and let me remind anybody here that would like to speak on the cases on the regular agenda that there are cards at the staff table. And if you would please get those turned in to us right away I'd appreciate it. All right.

MS. WAUWIE: Thank you. Chairman Gulino and members of the Board, I'm Kira Wauwie, project coordination manager for the Planning Department. I'd like to first make sure you're aware that in front of you, you have amended stipulations, page 1 and page 2. We added a stipulation number 5 regarding building height, and we revised the first row of the transportation stipulation number 1 to reflect the existing right of way width and to highlight a total word on the improvements required. So this is a request for rezoning of a property that currently has R-1 190 ESL zoning. The request is to change that to R-143 ESL. The site is located on the south side of Stagecoach Pass west of Windmill Road and it's this rectangular property that is oriented in a north-south direction.

